
Site Address: 48 Alameda Road, Waterlooville, PO7 5HE
Proposal: Two storey rear extension, alteration and extension of roof to create habitable accommodation to include new front gable and replacement chimney.
Application No: APP/16/00324 Expiry Date: 20/06/2016
Applicant: Mr & Mrs Bartlett
Agent: Mr Knight Case Officer: Bee Crawford
 Knight Architectural Design
Ward: Purbrook

Recommendation: **REFUSE PERMISSION**

1 Site Description

- 1.1 The application site is a detached bungalow and a garage (attached to the neighbouring garage). It has a red tiled pitched and hipped roof and elevations of red multibrick and white painted render. The site is level with vehicular access via a shared drive and an area of grass and shrubs to the front, enclosed by a dwarf wall. The rear garden is in excess of 30 metres in depth and is mainly laid to lawn with a patio area and shed. It is enclosed by shrubs and fencing ranging in height from 1 metre to 1.8 metres.
- 1.2 Detached bungalows are to the east, west and opposite and the side aspect of the garden of a property in Park Avenue is to the rear. The area is of medium density with a mixture of detached and semi-detached bungalows and chalet bungalows of a similar age and similar and different styles and design.

2 Planning History

None relevant to this application.

3 Proposal

Two storey rear extension, alteration and extension of roof to create habitable accommodation to include new front and rear gables and replacement chimney.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environment Agency

We can confirm that the Environment Agency has no objection in principle to the proposed development as submitted.

FAO Mr P Marshall, Development Engineer

The Highway Authority has no adverse comment to this application. I suggest the planning Authority condition the two car parking spaces as shown on the submitted plan.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of the design and impact upon the streetscene
- (iii) Impact on the neighbouring properties

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Appropriateness of design and impact on the streetscene .

7.3 The proposal is for a substantial extension which includes an increase in the ridge height and an extension to the rear of the property which is 6 metres in depth. It would provide generous additional accommodation at first floor, creating gable ends to both the front and rear of the property.

7.4 There is concern that an extension of this scale would appear overbearing and incongruous in relation to the original property and the immediate locality, which is predominantly characterised by single storey properties. It is considered the development would be harmful to the established pattern of development in the vicinity

and would result in an excessive building bulk adjacent to the neighbouring properties, detrimental to the visual outlook and amenities of the occupiers of these properties. The proposal is therefore contrary to policy CS16 of the Havant Borough Core Strategy 2011 and the adopted Design Guide 2011.

- 7.5 Although Officer concerns were raised with respect to the size of the proposal and the potential impact on the neighbouring properties, the applicant did not wish to submit an amended scheme.

(iii) Effect on neighbouring properties

- 7.6 The application site is the end property of a series of detached bungalows of a similar design with a staggered building line. The property to the west is situated on a narrower plot and has a lower ridge height. Whilst it is acknowledged other dwellings in the immediate vicinity have the benefit of extensions, these are of a modest nature and subservient to the original buildings.
- 7.7 It is considered that the proposal to raise the roof, construct new gable ends and a rear extension would significantly increase the overall bulk of number 48 and that this would be highly overbearing to the occupiers of numbers 46 and 50, particularly when using the rear amenity space. As such, the proposed development would have an adverse impact on the neighbouring properties which is contrary to the advice laid out in policy CS16 of the Core Strategy 2011.

8 Conclusion

- 8.1 The proposed 6 metre depth of the rear extension, together with the proposed roof extension, is considered excessively large and as a result, would be detrimental to the character of this modest bungalow. Furthermore, it would result in an overbearing presence on the occupiers of the neighbouring properties. As such, the application is contrary to policy CS16 of the Core Strategy 2011 and the adopted Design Guide 2011 and is therefore recommended for refusal.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/16/00324 for the following reasons:

- 1 The combined bulk and mass of the proposed roof alteration, front and rear gables and rear extension would dominate the existing bungalow, forming an incongruous feature, visible from the streetscene. It would also form an overbearing presence on the occupiers of the neighbouring properties. The proposal is therefore considered to be contrary to the National Planning Policy Framework, policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the adopted Havant Borough Design Guide Supplementary Planning Document 2011.

